

**PLANNING COMMISSION
REGULAR MEETING DECEMBER 7, 2015**

Anthony Whelan, Chairman, opened the meeting at 6:00 P.M. with the following in attendance:

MEMBERS:

Anthony Whelan, Chair
Robert Pease, Vice-Chair
Harry Jancis
Ray Krzykowski
Robert Clark
Dave Sletner, Alternate

OTHERS:

Sue Goggin, ZEO
Lori Rotella, Assistant ZEO
Wayne Zirolli, Borough Engineer

1. Anthony Whelan led with the Pledge of Allegiance. He took attendance, and noted there was a quorum.
2. Executive session with Borough Attorney.

There was no executive session.

3. Review /Approval of the November 2, 2015 Regular Meeting Minutes and November 17, 2015 Special Meeting Minutes.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Clark to **APPROVE** the November 2, 2015 Regular Meeting Minutes.

VOTED: Unanimously on a motion by Robert Clark and seconded by Harry Jancis to **APPROVE** the November 17, 2015 Special Meeting Minutes as amended.

4. NEW BUSINESS

- A. Commission discussion/decision regarding request for one year extension for completion of Apple Hill Estates Subdivision to February 2017, Applicant: Morgan Development Corp.

Attorney Michael McVerry, 35 Porter Avenue, Naugatuck summarized for the commission when the subdivision was originally approved and the extensions they have received to date. At this time, Morgan Development is seeking a one year extension until February 2017.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Clark to **GRANT** a one year extension for completion of Apple Hill Estates Subdivision to February 2017.

- B. Commission discussion/decision regarding acceptance of the open space at Apple Hill Estates Subdivision, Applicant: Morgan Development Corp.

Attorney McVerry, 35 Porter Avenue, Naugatuck explained that the open space was already deeded to the town, but at this time they need the commission to accept the open space. This is a formality which will complete the approval process. Wayne Zirolli described the current condition of the field. Once the approvals are in place, the Borough will start making an access way from the cul-de-sac on Osborn Road. Currently the access way to the field is from Wisteria Drive. Morgan Development's responsibility was to provide a field, parking area and access to the field. Their part is complete. The rest would be the responsibility of the town, once they receive approvals from the commissions. Wayne explained that the main goal is to have the access to the field from Osborn. The access from Wisteria would be used for some parking. Anthony Whelan recalled that years ago the residents did not want a walkway between the houses in that area. That has been eliminated. Wayne also commented that stones have been placed around the field to try and keep out any unauthorized ATV traffic. At this point, there is no damage to the field. Ken Vozzo mentioned there are no trespassing signs posted.

VOTED: Unanimously on a motion by Robert Pease and seconded by Harry Jancis to recommend to the Board of Mayor and Burgesses to **ACCEPT** the open space provided at Apple Hill Estates Subdivision, Applicant: Morgan Development Corp.

- C. Commission discussion/decision regarding referral from the Zoning Commission for special permit for athletic field on the open space at Apple Hill Estates Subdivision, Applicant: Borough of Naugatuck

Wayne Zirolli explained to the commission that the reason for doing a special permit is that the town would like to enhance the athletic field; make it larger and change the access to the field. Harry Jancis would like to know if there will be a fence at the end of the ball field to stop any balls from going into the neighbor's property. Wayne responded that there will be a 15 – 20 foot fence erected at the top of the bank. He also summarized for the commission what the town is proposing to do to the field in the future; use fill as it becomes available to enlarge the field, erect light posts, install a new driveway, install utilities (water, sewer and electric) and install facilities, dugouts and concession stand. This would be a multi-sport field. Currently it is a full sized soccer field. Eventually the town would like it to be used by multiple ages.

VOTED: Unanimously on a motion by Harry Jancis and seconded by Robert Pease to send a **POSITIVE** referral to the Zoning Commission for special permit for athletic field on the open space at Apple Hill Estates Subdivision, Applicant: Borough of Naugatuck

- D. Commission discussion/decision regarding referral from the Zoning Commission for revisions to Section 59 of the Naugatuck Zoning Regulations

Susan Goggin explained to the commission that this was brought up by a Zoning Commissioner. Susan also sent a copy to the Borough Attorney and to the Council of Governments for their advice. The commission felt they should wait until they hear back from the Borough Attorney before voting on this. They are not comfortable with the wording.

This item is tabled until the January 4, 2016 meeting.

- E. All new items require a 2/3 vote.

There was none.

5. OLD BUSINESS

- A. Commission discussion/decision regarding referral from the Naugatuck Zoning Commission for proposed amendments to Section 44 of the Naugatuck Zoning Regulations; Applicant: Borough of Naugatuck

Susan Goggin reported to the commission that she had nothing new to present to them. She noted the proposed regulation was revised to say there will be 5 feet of sidewalk for pedestrian travel. That distance is appropriate for two people to walk side by side. Susan also stated, it will be up to each individual business owner to determine if they will leave their tables and chairs outside overnight.

VOTED: Unanimously on a motion by Robert Clark and seconded by Robert Pease to send a **POSITIVE** referral to the Zoning Commission for proposed amendments to Section 44 of the Naugatuck Zoning Regulation as presented to the Planning Commission dated December 7, 2015, Applicant: Borough of Naugatuck

6. ADJOURNMENT

VOTED: Unanimously on a motion by Ray Krzykowski and seconded by Robert Clark to adjourn the meeting at 6:44 P.M.

RESPECTFULLY SUBMITTED:

Ray Krzykowski, Secretary/lr